

Waterville

58-41

BK 6758 PG 173

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents That We, David S. Corwin and Carol B. Corwin
of 87 Western Avenue, Waterville,
County of Kennebec and State of Maine,

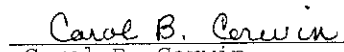
for consideration paid, grant to Michael R. Hamlyn and Debra N. Bodwell
of 48 East Dartmouth Street, Auburn,
County of Androscoggin and State of Maine
as Joint Tenants
with **WARRANTY COVENANTS: 000126**

A certain lot or parcel of land together with any buildings thereon situated in
Waterville County of Kennebec
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, we have hereunto set our hand(s) this 28th day of
December, 2001.


Witness

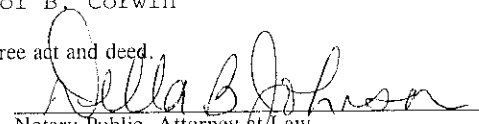

David S. Corwin


Carol B. Corwin

State of Maine
County of Kennebec

ss.

On this 28th day of December, 2001, personally appeared before me the
above named David S. Corwin and Carol B. Corwin
and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public, Attorney at Law
My Commission Expires
11-12-08

Return to: Michael R. Hamlyn

21. Stewart T. The

58-41

9K6758PG176

File No: 01034363

Exhibit A - Deed

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

Beginning in the westerly line of College Avenue at the point of intersection of said College Avenue and the southerly line of Abbott Street; thence in a westerly direction in and along the southerly line of said Abbott street one hundred (100) feet to the northeast corner of land of Fred Staples; thence in a southerly direction in and along the property line of the said Fred Staples seventy-five (75) feet to the land of Lewis J. Rosenthal; thence in an easterly direction in and along the property line of said Lewis J. Rosenthal ninety (90) feet to the west side of College Avenue; thence in a northerly direction in and along the west side of College Avenue seventy-five (75) feet to the place of beginning.

Subject, however, to the following covenants: All buildings on said land shall be placed and set back to less than fifteen (15) feet from the street's lines; provided that steps, windows, porticoes and other projections appurtenant thereto are to be allowed in said reserved space; and that any dwelling house built upon said premises shall cost not less than twenty-five hundred (2,500.00) dollars.

Subject, however, to the following restriction:

Property not to be used for any type of Veterinary clinic, veterinary hospital, or veterinary business until January 1, 2010.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Bernard E. Rancourt et al dated August 15, 1980 to David S. Corwin and Carol B. Corwin and recorded in the Kennebec County Registry of Deeds in Book 2315, Page 29.

RECEIVED KENNEBEC SS.

2002 JAN -2 PM 12:01

attest: Beverly M. Halloway
acting Register of Deeds